SUBDIVISION REPORT - CONCEPT

FILE #: 3-SA-20-C
AGENDA ITEM #: 20
AGENDA DATE: 3/12/2020

SUBDIVISION: WESTLAND CREEK
APPLICANT/DEVELOPER: S & E PROPERTIES
OWNER(S): S & E Properties

TAX IDENTIFICATION: 133 050
JURISDICTION: County Commission District 5
STREET ADDRESS: 8444 Westland Dr.
LOCATION: Southeast side of Westland Dr., east of Gothic Manor Ln.
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: Ten Mile Creek
APPROXIMATE ACREAGE: 23.7 acres

ZONING: PR (Planned Residential)
EXISTING LAND USE: Vacant land
PROPOSED USE: Detached single family residential
SURROUNDING LAND USE AND ZONING:
North: Railroad & Residences - PR (Planned Residential)
South: Residences and vacant land - A (Agricultural)
East: Residences and vacant land - PR (Planned Residential) & A (Agricultural)
West: Residences - PR (Planned Residential) & A (Agricultural)

NUMBER OF LOTS: 75
ACCESSIBILITY: Access is via Westland Drive, a minor arterial with approximately 18 ft pavement width and 88 ft right-of-way per the 2018 Major Road Plan.

STAFF RECOMMENDATION:
POSTPONE the concept plan until the April 9, 2020 Planning Commission meeting as requested by the applicant.
Applicant requested postponement to address comments by staff.

COMMENTS:
The applicant's concept plan had expired and needed to move forward with the development plan. Therefore, the applicant needed to update the concept plan with a new approval. The applicant is staying within the same general road structure as previously approved, but slightly modifying their lot layout on the site plan.
The applicant is proposing to subdivide this 23.7-acre tract into 75 detached residential lots and common area at a density of 3.16 du/ac. This property which is zoned PR at less than 5 du/ac (Low Density Residential) is located on the south side of Westland Drive just east of Gothic Manor Lane. The proposed subdivision will be served by a public street with one access out to Westland Drive. There is frontage for the rear portion of the property (not included in this application) out to Nubbin Ridge Road, but this future development area has severe grade issues. The proposed plan is currently showing a right-of-way dedication and access to this future development area, thus, allowing for the subdivision to maintain internal connection from one subdivision entrance.

The previous proposed plan (4-SB-17-C & 4-G-17-UR) had a completed Transportation Impact Study dated March 29, 2017. The project engineer has certified in the Transportation Impact Study that over 400 ft of sight distance is available east and west along Westland Drive at the proposed subdivision entrance. This is required per Subdivision Regulations since the access is from a Minor Arterial road per the Major Road Plan. The study mentions the warrant for a westbound left-turn lane at the proposed entrance of the subdivision, which would be installed per Knox County Engineering requirements.

The applicant had requested a reduction of the peripheral setback from 35 ft to 25 ft in the 2017 concept plan.

ESTIMATED TRAFFIC IMPACT:  A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD:  Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.
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**NOTES:***
- MATCH LINE - SEE SHEET C2 FOR NOTES AND LEGEND.
Request to Postpone • Table • Withdraw

Name of Applicant: S & E Properties  
Original File Number(s): 3-SA-20-C  
Date Scheduled for Planning Review: March 12, 2020  
Date Request Filed: Feb. 26, 2020  
Request Accepted by: Tarren Barrett

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<th>REQUEST</th>
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<tr>
<td>☑ Postpone</td>
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<td>Please postpone the above application(s) until: April 9, 2020</td>
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<td>Consistent with the guidelines set forth in Planning’s Administrative Rules and Procedures:</td>
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**POSTPONEMENTS**

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

**TABLINGS**

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

**WITHDRAWALS**

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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**APPLICATION AUTHORIZATION**

I hereby certify that I am the property owner, applicant, or applicant’s authorized representative.

Signature:

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**PLEASE PRINT**

Name: Eric Mosley

Address: 

City: State: Zip: 

Telephone: 

E-mail: 

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DEVELOPMENT REQUEST

DEVELOPMENT

☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

☑ Concept Plan
☐ Final Plat

ZONING

☐ Plan Amendment
☐ Rezoning

Applicant

S & E Properties

January 24, 2020

Date Filed

March 12, 2020

Meeting Date (if applicable)

3-SA-20-C

File Numbers(s)

(4-6-17-UR)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant ☑ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Eric Mosley

Name

405 Montbrook

Address

Knoxville  TN  37923

City State Zip

865-454-3727 eric.mosley@icloud.com

Phone Email

CURRENT PROPERTY INFO

S & E Properties LLC  405 Montbrook Ln Knoxville, TN 37919

Owner Name (if different) Owner Address Owner Phone 454-3727

8444 Westland Dr, Knoxville, TN 37923 133 050

Property Address Parcel ID

Southeast side of Westland Dr, past of Gothic Manor Ln 23.70 ac.

General Location Tract Size

County Commission 5th District PR

Jurisdiction (specify district above) City County Zoning District

Southwest County LDR and HP Planned

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Vacant land N First Utility First Utility

Existing Land Use Septic (Y/N) Sewer Provider Water Provider
REQUEST

☐ Development Plan  ☐ Use on Review / Special Use
  ☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

Westland Creek

☐ Proposed Subdivision Name

Unit / Phase Number

☐ Parcel Change
  ☐ Combine Parcels  ☑ Divide Parcel

Total Number of Lots Created: 76

☐ Other (specify):

Attachments / Additional Requirements

☐ Zoning Change:
  Proposed Zoning

☐ Plan Amendment Change:
  Proposed Plan Designation(s)

☐ Proposed Property Use (specify)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE

☐ Staff Review  ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

STAFF USE ONLY

FEE 1:

| 76  |
| 10A  |
| 2,780.00 |

FEE 2:

| 0108  |
| 2,780.00 |

FEE 3:

TOTAL:

$2,780.00

AUTHORIZATION

Thomas Brechko  Thomas Brechko  1-24-2020

Staff Signature  Please Print  Date

Applicant Signature  Please Print  Date
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

February 26, 2020 and March 13, 2020
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: ____________________________

Printed Name: Eric Mosley

Phone: 454-3727 Email: ____________________________

Date: 1/23/20

File Number: 3-5A-20-C

REVISED MARC-I 2019